



**Charting the Course to 2025:  
The County of York Comprehensive Plan Review  
Comprehensive Plan Steering Committee**

**Meeting Notice**

York County Public Library – Yorktown  
8500 George Washington Memorial Highway  
Wednesday, December 8, 2004  
6:00 PM

**Agenda**

**1. Call to order**

**2. Telephone Survey**

A draft list of questions to be used in the telephone survey was provided at the November 29 meeting and members were asked to provide comments and suggestions to the staff by December 3. The Committee will discuss and finalize the revised list of questions at the meeting. Once approved by the Steering Committee, the survey instrument will be forwarded to the consultant for its review.

**3. Review of Housing Data**

Continuing with the baseline analysis of existing conditions, staff will give a presentation on major housing trends in the County.

**4. Other**

**5. Adjourn**

Attachment

- Meeting Notes of November 29, 2004



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### Comprehensive Plan Steering Committee

#### Meeting Notes

York County Public Library – Yorktown  
8500 George Washington Memorial Highway  
Wednesday, December 8, 2004  
6:00 PM

**Members Present:** Nick Barba, Jack Christie, Jack Davis, Carole Ferro, A. T. Hamilton, Rick Moberg, Al Ptasznik, Jenny Rosso

**Staff Present:** Mark Carter, Tim Cross, Amy Parker, Earl Anderson, Phyllis Liscum

**Others Present:** Ben Abel (Youth Commission)

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Chairman Barba called the meeting to order at 6:00 PM.

Chairman Barba asked the members if they had any further suggestions for the revised draft list of telephone survey questions that had been distributed to them via email. There were none. Mr. Carter acknowledged that the survey is probably too long but that one of the consultant's tasks will be to suggest ways to combine, reword, and eliminate questions in order to reduce the survey to the desired length of 10-12 minutes. He added that once the consultant has made its modifications, the Steering Committee would have an opportunity to review the final survey instrument before the survey is conducted. Chairman Barba asked about the sample size for the survey. Mr. Carter responded that a sample of 300 citizens would yield a margin of error of approximately  $\pm 5.6\%$  and that a sample of 400 would achieve a margin of error of slightly under  $\pm 5\%$ .

Mr. Cross gave a PowerPoint presentation summarizing County housing trends of the past ten years. He noted that townhouses, duplexes, quadruplexes, and condominiums represent a large proportion of the new housing units built since 1990, which has helped to fill the need for moderately priced housing in the County. Mr. Cross noted that the *Code of Virginia* was amended two years ago to require that localities address the need for affordable housing in their comprehensive plans. Comparing 2004 home sale data and household income data, he stated that the shortage of affordable housing appears to mainly affect those households defined as "extremely low income" (i.e., households with incomes at or below 30% of the median for the metropolitan area). Mr. Carter added that the rental market, which is not reflected in the home sale data, helps to meet the need for affordable housing in the County. Mr. Cross also presented data about future housing construction, stating that there are approximately 2,000 future housing units located in subdivisions for which development plans either have been approved or are under review. In addition to those 2,000 future units, Mr. Cross added, the County has enough residentially zoned acreage to accommodate another 6,000 or so housing units.

Mr. Christie commented on some of the problems involved with low-income housing. He noted that various cities in Hampton Roads have received grants to redevelop certain areas, which has resulted in the demolition of public housing and the displacement of low-income residents. Mr. Christie also explained about the portability of HUD (Department of Housing and Urban Development) housing vouchers, which allows people to relocate to other communities and take their housing vouchers with them.

Mr. Davis opined that the maximum residential densities prescribed in the Comprehensive Plan – particularly the 10 unit/acre limit for multi-family land – will need to be reconsidered if the County wants to promote affordable housing. Mr. Cross responded that the Steering Committee is free to recommend changes to any of the density levels set forth in the plan if it so desires; the ultimate decision will, of course, be made by the Board of Supervisors. Mr. Christie suggested that the survey question asking whether or not more land should be made available for apartments and townhouses could be revised to address the density of development rather than land acreage. Mr. Davis responded that the average citizen is likely to oppose higher residential densities no matter how the question is worded.

Mr. Moberg expressed skepticism about the 80,000 maximum build-out population, stating that he believes the County will continue to grow even after the population reaches 80,000. He predicted that as the County approaches built-out and residential land becomes scarcer, development pressures will increase and will likely force changes to the County's land use and development policies. Mr. Ptasznik agreed but added that it would be many years from now that the County will need to address this challenge and that the mandate to update the Comprehensive Plan every five years would ensure that land use policies will continually be revisited as conditions and the dynamics of growth and development change.

Chairman Barba reminded everyone that the Committee's next meeting would be at 6:00 PM on Thursday, December 16 in the Multi-Purpose Room at the Environmental and Development Services Building.

The meeting was adjourned at 7:23 PM.

TCC